

# **Summary of Changes to the King County Code 2004 King County Comprehensive Plan Update The Public Review Draft November 2003**

*This section contains summaries of the proposed changes to the King County Code. To see the complete code sections with changes in legislative format, please visit the King County website at <http://www.metrokc.gov/ddes/compplan/>.*

## **Title 13 – Water and Sewer Systems**

- Required water and sewer comprehensive plans to consider opportunities for use of reclaimed water.
- Requires all new development, whenever feasible, to be served by an existing public water system.
- Limits approval of a new public system unless it is owned and operated by a satellite management agency or conditions for such future ownership.
- Limits the use of exempt wells for subdivisions in the Rural Area. Each subdivision would be allowed to have one exempt well to serve up to six houses.
- Clarifies that an individual well may be allowed in the Urban Area only to provide service to a single parcel.

## **Title 14 – Roads and Bridges**

Changes the Concurrency Management Program to reflect the annual update of the code and a switch to a new concurrency process involving a travel time performance measure. This process involves a new concurrency model for testing proposed development to determine if they meet the County's concurrency level of service standards. The highlights of the concurrency code changes are:

- Incorporates the Travel Time process that includes a travel speed performance measure
- Changes the critical segment evaluation from a volume to capacity measure to a travel time measure
- Adds definitions related to travel time
- Modifies the level of service standards for the urban area and rural towns (E) and the rural area (B)
- Updates residential concurrency map
- Updates table of estimated vehicle trips for monitored concurrency zones (*will be included later this year*)

## **Title 19A – Land Segregation**

- Requires that any segregation of land, including subdivisions, in the Forest Production District will be limited to non-building lots.
- Requires a five-year period between development of adjacent subdivisions using exempt wells for water supply.
- Technical change on determining the legal status of a lot.

## **Title 20 - Planning**

For the Urban Growth Area, lessens the restrictions for achieving a zoning reclassification within the same land use category. The reclassification must be consistent with Comprehensive Plan policies for applying zoning and must be compatible with the surrounding community. The standards for zoning reclassifications in the Rural Area will remain unchanged.

## **Title 21A – Zoning**

### **1. Chapter 21A.06 - Definitions**

- Adds definition for:
  - Agricultural product, value added
  - Cottage housing
  - Horticulture center
  - Materials processing facility.
- Modifies definition of interim recycling facility.

### **2. Chapter 21A.08 – Permitted Uses**

- Adds cottage housing as an allowed residential structure in the R4 – R6 zones. Each development is limited to sixteen detached cottage units clustered around at least one common open space. The developed area cannot exceed one acre and each cottage unit is limited to 1,500 square feet. (21A.08.030)
- Allows museums in existing farm structures, such as barns, and in forestry structures, such as sawmills. (21A.08.040)
- Allows establishment of a horticultural center on parcels with a minimum lot size of 40-acres in the Rural Area. The Horticultural Center can include greenhouses, an arboretum, meeting space, florist shop, gift shop and a small restaurant. (21A.08.040)
- Allows farm and forest machinery repair as an accessory use in the Agricultural and Rural zones. (21A.08.050)
- Allows storage not produced or grown on-site in the Agricultural, Rural, and Urban-Reserve zones. Establishes size limits for structures used for storage or refrigeration. (21A.08.060)
- Allows commuter parking as a permitted use when accessory to an allowed industrial use. (21A.08.060)

- Interim recycling facilities, which no longer include processing of source-separated organic waste, are allowed in all zones with certain conditions. (21A.08.060)
- Increases the type of products allowed as part of agricultural product sales and increases the size of the covered sales area. This will allow farmers markets in both Agricultural and Rural zones and will allow the sale of value-added agricultural products. (21A.08.070)
- Allows expanded sales area for garden product sales from 500 square feet to 2,000 square feet. (21A.08.070)
- Allows the processing of agricultural products to include products not grown on site. Establishes size limits for processing structures. (21A.08.080)
- Allows small saw mills as a conditional use in the RA-10 zone. (21A.08.080)
- Limits the time period for a processing operation as a continuation of a mineral processing use.
- Limits the time period for an asphalt or concrete batch processing operation as a continuation of a mineral processing use. (21A.08.090)
- Materials processing facilities in the agriculture zone are allowed, but limited in size to process agricultural waste materials. In the forest zone, the facilities are limited as an accessory to a sawmill use. Materials processing facilities in the mining zone are allowed as a continuation of a mining use and may continue beyond the mining activity under certain circumstances.

### 3. Chapter 21A.12 – Density and Dimensions

Allows maximum density to be exceeded for cottage housing developments. Sets height limits and interior setbacks for cottage housing.

### 4. Chapter 21A.22 – Mineral Extraction

- Chapter applies to materials processing facilities in addition to mineral extraction.
- Adds a requirement for a pre-application community meeting for a new or expanding mineral extraction or materials processing operation.
- Modifies provisions governing the five-year periodic review of mineral extraction of materials processing operations to include a determination of whether current site design and operation standards are applied.
- Modifies provisions relating to site design standards to increase the setbacks required between the activities and public streets and properties in other zones.
- Modifies operating conditions and performance standards to require a blasting plan that meets specific standards if blasting is conducted; require compliance with best management practices to control dust and smoke; require compliance with King County's Surface Water Management regulations; and require management of the site after the mineral requirements for reclamation, including requiring a state approved reclamation plan before a rezone is approved and establishing specific standards for the reclamation.

5. Chapter 21A.28 – Adequacy of Public Facilities and Services  
References K.C.C. 13.24 for conditions on adequacy of water availability.
6. Chapter 21A.30 – Animals, Home Occupation, Home Industry
  - Allows outdoor space of a home occupation to be calculated separately from the indoor space on parcels in the Rural Area.
  - Requires landscape screening for any outdoor portion of a home occupation.
7. Chapter 21A.34 – Residential Density Incentives  
Provides a density incentive, up to 200% of the base density, for the development of cottage housing in the Urban Area, zones R-4, R-6, and R-8.
8. Chapter 21A.37 – Transfer of Development Rights (TDR)
  - Technical changes regarding the operation of the TDR program.
  - Removes eligibility of lands zoned RA-5 as receiving sites.
  - Removes eligibility of portions of a lot, requires entire tax lot to be enrolled in the program.
9. Chapter 21A.38 – Special District Overlays  
Amends the Agricultural Production Buffer, which applies to properties within and surrounding the Sammamish Agricultural Production District, to clarify that the requirement for 75% of a site to be left in open space applies only to residential developments.

## **DDES Administrative Procedures**

Establish an agricultural building permit and related Customer Information Bulletin.

## Arterial Functional Classification

Functional classification is the designation of highways, road and streets into groups or classes according to the type of service they are intended to provide. A basic tenet to this process is that individual roads do not serve travel in any substantial way, but most travel involves movement through a network of roads. Functional classification helps to define the part that any individual road will play in serving the flow of traffic through the road system.

There are two primary functions of a street or road, and at times they may conflict with each other. First, the street must serve the safe and expedient movement of people and goods. Second, it must provide access to adjacent property. Roads that provide for the efficient movement of traffic have different characteristics from those that provide direct access to a wide variety of land uses.

Functional street classification is an important tool for planning a transportation or roadway system, as well as in designing and constructing individual facilities. The classification system and associated guidelines are used to distinguish between different types of roads for planning analyses, road design, and for allocating public funds for transportation improvements.

Between the extremes of high mobility and high access there is a range of street classifications to reflect the relative emphasis on traffic movement versus access to property. Specific classifications are assigned to each road, or section of road, depending on the transportation function served by the facility. The difference in the function of individual streets has been the basis for classifying King County's roads.

Three classification categories of arterials are defined as follows:

- **PRINCIPAL ARTERIAL** - Provides for movement across and between large subareas of an urban region and serves predominantly through traffic with minimum direct service to abutting land uses. This category includes freeways and major highways under the jurisdiction of the Washington State Department of Transportation.
- **MINOR ARTERIAL** - Provides for movement within the larger subareas bound by principal arterials. A minor arterial may also serve through traffic but provides more direct access to abutting land uses than does a principal arterial.
- **COLLECTOR ARTERIAL** - Provides for movement within smaller areas which are often definable neighborhoods, and which may be bound by arterials with higher classifications. Collectors serve very little through traffic and serve a high proportion of local traffic requiring direct access to abutting properties. Collector arterials provide the link between local neighborhood streets (i.e. non-arterials) and larger arterials.

Please refer to the following map for the designation of arterials.